

September 8, 2009

Commissioner Robert Gosselin, Chairperson  
Oakland County Coordinating Zoning Committee  
1200 North Telegraph Road  
Pontiac, MI 48341

SUBJECT: County Code No. MP 09-03, Planning & Economic  
Development Services' review of the Charter Township of  
Brandon 2009 Master Plan (Draft Dated July 6, 2009)

Dear Chairperson Gosselin and Committee Members:

The Brandon Township Planning Commission has prepared a new master plan to replace its 2000 plan, which was amended in 2004 with the addition of a Natural Features Report. The following is a review and analysis of the proposed plan.

Under the amendments to the Michigan Planning Enabling Act, which took effect September 1, 2008, Brandon Township is required to send a copy of the draft plan to Oakland County and neighboring communities for comment prior to adoption. Oakland County has 63 days to submit comments on a draft plan. The September 15, 2009 Oakland County Coordinating Zoning Committee (CZC) meeting falls within our 63-day comment period. Neighboring communities also have 63 days to submit comments directly to Brandon Township and are asked to send a copy of any comments to the County as well. Once the comment period has expired, the Planning Commission can hold a public hearing and take final action to adopt the plan.

According to the Brandon Township Planning Commission Secretary, the Townships of Groveland, Oxford, Independence, Springfield, Orion, Atlas, Hadley, and Metamora; the Village of Ortonville; Consumers Energy; Detroit Edison; and AT&T were sent a copy of the draft plan. All of these communities and agencies have received notice of the CZC meeting. Comments were received from Atlas Township, Springfield Township, and Oxford Township and are attached.

#### **Public Participation Process**

During the preparation of this master plan, Brandon Township used several methods to invite citizen participation. In June 2008, a Visioning Session was held. *"The purpose of this workshop was to provide residents and Township officials with background information on the Charter Township and Master Plan process as well as solicit feedback to develop and prioritize goals for the Master Plan. The workshop included a brief formal presentation, and an open-house format with stations and small-group discussions facilitated by planning commission members."* (Page A-1) Approximately 40 people attended the Visioning Session. To further solicit comments and identify priorities, a follow up Focus Group meeting was held in September 2008.

## **Plan Contents**

The plan consists of the following five chapters: Introduction; Community Goals and Policies; Future Land Use Plan; Implementation; and Background Studies. The appendix contains a summary of the comments made at the visioning session and the focus group meeting.

Brandon is a rural township located in northern Oakland County. Internal to the Township is the small Village of Ortonville, located on its western edge. According to the 2000 Census, Brandon Township had a population of 13,230, a 22.5% increase from its 1990 population of 10,799. The Township experienced a great deal of its growth from 1970 through 2000 when the population grew by 9,400 persons. Population growth is still occurring, although at a smaller rate. A 2008 estimate shows an increase to 13,941 persons. The Southeast Michigan Council of Governments (SEMCOG) forecasts that Brandon Township's population will be 14,622 by 2035, a 10.5% increase over its 2000 population.

In terms of land use, 59% of the Township is in a single family residential use. Residential lots range in size from less than 8,000 square feet to more than 10 acres. However, most of the residential lots are at least an acre in size since the Township relies exclusively on private wells and septic systems. Most of the lots of less than an acre are clustered around the lakes in the western and southern portion of the Township. One large mobile home park is located within the Township at its southern border with Independence Township.

The next largest land use is a combination of agricultural and vacant, which accounts for almost 25% of the Township. These large parcels are scattered throughout the Township and provide for future development potential; however, the plan is very clear in supporting the continued use of existing agricultural land.

Another factor that contributes to the rural character of Brandon Township is the presence of large recreational lands. Portions of the Ortonville State Recreation Area are located in the north part of the Township, adjacent to Hadley Township. In addition, smaller parcels of recreation/conservation use are found throughout the Township, mainly as the open space component of residential developments. Due to the demand for more active recreational space, in 2005 Brandon Township purchased 47 acres at the northeast corner of Oakwood and Hadley Roads for a new park. The Brandon Township Community Park is the first Township park and contains soccer and football fields, playgrounds, and picnic areas. Together, all the recreational/conservation uses in the Township constitute almost 7% of the land area.

Most of the community facilities, like the Township offices, library, and senior center are located in the Village of Ortonville, while a few public/institutional uses, like schools and fire stations are located in the Township. The largest public/institutional use is the middle school/high school complex located south of the Village on M-15.

Commercial and industrial uses are mainly confined to the M-15 corridor, south of the Village of Ortonville, although a few isolated commercial uses do exist at key intersections. M-15 is the main north-south route and is located in the western part of the Township. It is under the jurisdiction of the Michigan Department of Transportation and carries almost 12,000 vehicles per day according to the 2004 traffic counts included in the plan. A study was done of M-15 several

years ago. “Since 1995 an M-15 Task Force has discussed improvements to the M-15 corridor between I-75 and I-69. The project, costing an estimated \$150 million (2008 dollars) would include widening of M-15 to four lanes in several locations and creating narrow boulevards. This project would impact Brandon Township.” (Page 58) However, the proposed widening in Brandon Township is not included in SEMCOG’s Short or Long Range Transportation Plans.

All the other roads in Brandon Township are under the jurisdiction of the Road Commission for Oakland County. Main routes include Oakwood and Seymour Lake Road for east-west traffic and Sashabaw, Hadley, and Baldwin Roads for north-south travel. Located on the eastern border of the Township, Baldwin Road is the next busiest road and carries between 8,600 and 11,000 vehicles per day. The plan includes a Master Right-of-Way Plan for County Roads that shows the existing right-of-way widths for county roads. Most of the roads have a 120 foot right-of-way.

Brandon Township contains a wealth of natural resources. The plan recommends that the Township “consider adopting ordinance language to help ensure the protection of important natural features including woodlands, wetlands, and groundwater recharge areas.” (Page 4) A map of potentially significant natural areas as defined by the Michigan Natural Features Inventory (MNFI) shows five Priority One sites (the highest ranking sites throughout the County), 26 Priority Two sites, and 25 Priority Three sites. Together, these natural areas of wetlands, woodlands, and riparian corridors consist of over 5,000 acres; almost 23% of the Township. Using this information, the Township has prepared a Green Infrastructure plan to illustrate how the Priority sites, tree rows, and riparian corridors can be linked into a network of open space for wildlife habitat, natural resource protection, and open space preservation. The plan also mentions the watershed planning in which Brandon Township has been involved. The Township has participated in the Upper Clinton Subwatershed, Stony/Paint Creek Subwatershed, and the Kearsley Creek Subwatershed planning efforts and now has a greater understanding of the potential negative impact of stormwater on the natural environment.

Maintaining the rural and natural resource character of the Township is a key goal expressed throughout the plan. Policy statements clearly link intensity of development to the natural resource base. Where there are sensitive natural resources, inadequate roads, surrounding low intensity uses, and a resource base least capable of supporting development, development should be of a low density nature. Higher density development is only allowed where the resource base supports higher intensity uses, where there are adequate roads, and where there is a potential for future sewer systems. The plan includes goals and policies for the following topic areas: Open Space, Natural Features Preservation, and Parks; Agricultural; Residential Development; Commercial and Industrial Land Use/Economic Development; Community Facilities; and Transportation and Traffic.

A chapter where implementation tools are generally discussed, including the zoning ordinance, education, and plan updates is included in the plan. Specific tools for natural feature protection, access management, and traffic calming are provided. In order to keep the plan up to date, a suggestion is made for the Planning Commission to review “various sections of this Plan on a yearly basis.” (Page 18)

## **Future Land Use Map**

The visual representation of the Township's policies is shown on the Future Land Use map (attached). The single largest planned land use is residential. Brandon Township shows the following five residential classifications on the map:

1. Agriculture and Rural Residential (1 dwelling unit per 2.5 acres or greater)
2. Low Density Single Family Residential (1 dwelling unit per 1 to 2.5 acres)
3. Medium Density Single Family Residential (1 dwelling unit per less than 1 acre)
4. Multiple Family Residential (3 to 8 units per acre)
5. Mobile Home Park (up to 6 units per acre)

The vast majority of the Township is planned for Agriculture and Rural Residential. *“The intent of this category is to protect existing agricultural land uses, maintain rural character, minimize population density, and preserve significant natural features. Residential developments are intended to promote open space and natural feature preservation and be compatible with maintaining existing agricultural operations.”* (Page 9)

While the 2.5 acre or greater lot size is the predominant density planned in Brandon Township, a limited number of areas are planned for lots less than 2.5 acres. Low Density Single Family Residential is planned for the area surrounding the northeast corner of the Village of Ortonville. This is the single largest area planned for this classification, and it provides a transition from the smaller lot sizes planned in the Village to the larger lots in the Township. Other areas planned for 1 to 2.5 acres include selected locations within the M-15 corridor and a few small areas in the eastern half of the Township.

The Medium Density Single Family Residential classification allows for home sites of less than an acre. Areas planned for this classification are already mostly fully developed and include the M-15 corridor, the Baldwin Road corridor for the mile south of Sherwood Road, and areas around two lakes.

Only two areas are shown on the map for the Multiple Family Residential classification. Both are located in the M-15 corridor with one location at the border with Independence Township. *“Limited multiple-family development is proposed within Brandon Township in part due to the proximity of the Village of Ortonville within the Township. High density residential land uses are planned for and accommodated within the Village.”* (Page 11) Multiple Family Residential areas allow 3 to 8 units per acre and permit apartments as well as single family homes, both attached and detached.

One area is planned for Mobile Home Park. This represents the existing mobile home park at the northeast corner of Oakhill and Sashabaw Roads adjacent to Independence Township.

A new classification proposed for this master plan is Recreation/Conservation and replaces the former Public Recreation + Open Space category. The Ortonville State Recreation Area, the Brandon Township Community Park, and other recreation/open space uses are planned for this classification. However, single family residential with a 5 acre minimum also is permitted within the classification. Several high natural resource areas in the M-15 corridor are planned

for this new category to reflect their Priority One MNFI ranking and the desire to preserve sensitive natural features.

The M-15 corridor in the western part of the Township also is where the most intensive uses are shown on the map. Two commercial classifications and two industrial classifications are planned. Local Commercial allows for retail and service uses designed to meet the needs of Township residents and is planned for most of the non-residential frontage. Composite Commercial allows for larger scale commercial uses that may have outdoor display areas like new and used automobile lots, garden centers, and building and home improvement stores. Only one area is planned for Composite Commercial; it is on the west side of M-15 at the southern end of the Township, near Independence Township.

The two industrial classifications, Office Industrial and General Industrial, are planned on the west side of M-15, just south of the Village of Ortonville, adjacent to Groveland Township. *"The intent of the Office Industrial designation is to provide locations within the Township for employment opportunities in varied office, research, and light industrial fields that specialize in technology and electronics."* (Page 13) In contrast, General Industrial uses are more light industrial in nature, such as light manufacturing, contractor offices, and trucking facilities.

The Future Land Use map shows several locations planned for Public/Semi-public uses. These include schools, governmental offices, fire stations, and like uses.

### **Comparison of the draft 2009 Future Land Use map to the 2000 map as amended**

In comparing the two maps, there are a number of changes, both to the map and to classification names. The biggest change relates to land planned for Recreation/Conservation. As previously noted, Recreation/Conservation is a new classification that replaces Public Recreation + Open Space. This classification not only includes the large, state recreation areas, the Township park (acquired since the 2000 master plan was adopted), and other recreational uses, but now permits residential use with 5 acre minimums. The Recreation/Conservation planned within the M-15 corridor is a major difference between the two maps. These areas had previously been planned for Medium Density Single Family Residential and Rural Residential-Agricultural. In addition, the area planned for Recreation/Conservation in Section 3 has been expanded beyond the state park land and now includes residential parcels that extend to Oakwood Road. Both the extension in Section 3 and the new areas in the M-15 corridor reflect the boundaries of Priority One MNFI natural areas.

Other shifts in single family residential densities are evident between the two maps. The Low Density Single Family Residential now planned in sections 1 and 21 had previously been planned for Rural Residential-Agricultural (2.5 acres or greater lot size). Conversely, frontage areas along Baldwin from Hummer Lake to Sherwood Roads, previously shown for Low Density Single Family Residential, are now planned for Agriculture and Rural Residential. Within this Baldwin corridor, another change in density is shown on the 2009 map. The large area planned for Medium Density Residential from Sherwood Road south was planned for a combination of Low Density Residential and Rural Residential-Agricultural in 2000.

There are also differences between the two maps in the amount of land planned for Multiple Family Residential. The 2000 map had the same two locations along M-15; however, the southern location adjacent to Independence Township was much larger and was planned for both sides of M-15, surrounding the commercial uses. On the 2009 map, the Multiple Family Residential area has been scaled back and now covers a much smaller area, just on the west side of M-15. This change is more compatible with what is planned in Independence Township.

While changes have occurred to the commercial and industrial classification names, their locations have not changed. On the 2000 map, commercial uses were either Commercial (Office-Research) or Commercial (Office-Retail). The Commercial (Office-Retail) generally conforms to the areas now planned for Local Commercial, while the Commercial (Office-Research) classification location is now planned for Composite Commercial. Similarly, the one Industrial classification on the 2000 map is in the same location that the two new industrial classifications are on the new map.

Finally, Public/Semi-public is a new classification shown on the 2009 map.

Even with all the changes noted, it is evident that Brandon Township is still planning predominantly for 2.5 acre or greater residential lots over most of the Township.

### **Coordination with Surrounding Community Boundaries**

Under the new state law, the County's review is required to include a statement indicating whether the proposed plan is "inconsistent with the plan of any city, village, or township" that received notice of the draft plan. Each of the adjacent communities has been encouraged to provide Brandon Township with comments if they have any concerns.

**North Boundary –Hadley Township (Lapeer County):** The Hadley Township Master Plan was adopted in December 2004. Brandon Township shares its entire northern border with Hadley Township. Both communities have low density residential planned for this border except for the areas of the Ortonville State Recreation Area, which is planned for Recreation in Hadley Township and Recreation/Conservation in Brandon Township. In Brandon Township, the residential areas are planned for 2.5 acres or greater lot sizes (Agriculture and Rural Residential) while in Hadley Township the density is .2 dwelling units per acre or the equivalent of 5 acre minimums (Agricultural/Rural Residential). This is an extremely compatible border where the state recreation land spans both Townships and large lot residential is planned by both communities to maintain rural character.

**East Boundary – Oxford Township:** The Charter Township of Oxford Master Plan was adopted in July 2005. Brandon Township shares its entire eastern border with Oxford Township. Brandon Township has planned this entire border for single family residential use except for the intersection of Baldwin and Oakwood Roads that is planned for Local Commercial. This commercial is compatible with Oxford Township as a small area of Village Commercial is planned on the adjacent Oxford Township side of the border. In Brandon Township, most of the residential land is planned for Agriculture and Rural Residential (2.5 acre minimum lot size) although one mile along Baldwin south of Sherwood Road is planned for Medium Density Single Family Residential (1 dwelling unit per less than 1 acre). Oxford Township has planned

this border for residential use too with a variety of densities. From north to south, Oxford Township has planned for Hunt Country Estates (10 acre minimum lot size), Acreage Estates (5 acre minimum lot size), Suburban Residential (1 acre minimum lot size), Village Residential - 12,000 square feet, Suburban Residential, and Acreage Estates. The one, five, and ten acre lots are compatible with the 2.5 acre lots planned in Brandon Township. The one higher density area of 12,000 square foot lots reflects an existing subdivision and is adjacent to the area of Medium Density Single Family Residential planned in Brandon Township where a subdivision already exists too. Therefore, this is a compatible border.

The consultant for Oxford Township reviewed the Brandon Township Master Plan and provided an email with the following comment. *“The Future Land Use Map is consistent with the Future Land Use Map of Oxford Township along the eastern border of Brandon Township (Baldwin Road) and appears compatible and similar to the prior documents prepared by Brandon Township in the past.”* The email is attached.

**South Boundary – Independence Township:** The Independence Township Vision 2020 Update Master Plan was adopted in November 2008. Brandon Township shares its entire southern boundary with Independence Township. Along this border, Independence Township has planned for lower density residential uses; Rural Residential (3 acres/dwelling unit) is planned west of Sashabaw Road and Estate Residential (1.5 acres/dwelling unit) is planned east of Sashabaw. Three areas of Recreation/Conservation are planned by Independence Township within this residential border. Similarly, Brandon Township has planned most of its southern border for low density residential use, classified as Agriculture and Rural Residential (2.5 acres/dwelling unit).

However, there are two notable exceptions to this consistent residential border. In Brandon Township, at both M-15 and Sashabaw Road, more intensive uses are planned. At M-15, Brandon Township has planned for Local Commercial on both sides of M-15 and then Multiple Family Residential surrounding the Commercial on the west side of M-15. In Independence Township, there is an existing office use at the border and M-15 that is compatible with the commercial in Brandon Township. However, the land planned for multiple family is either vacant or currently in a residential use. If this land does get developed for multiple family, Brandon Township needs to give particular attention to site design, buffering, landscaping, and access during the site plan review stage to ensure that potential negative impacts are minimized for surrounding homes in both Independence and Brandon Townships.

At Sashabaw Road, Brandon Township has planned Local Commercial and Mobile Home Park on the east side of the road at the boundary between the two communities. These future land use classifications represent existing conditions with both the small store and mobile home park being in existence for 20+ years. These uses have co-existed with the residential subdivisions to the south in Independence Township; therefore this area is compatible.

**Northwest Boundary – Atlas Township (Genesee County):** The draft Atlas Township Master Plan Update, dated January 23, 2009, was accessed from the Township’s website for purposes of this review. Brandon Township shares approximately a quarter-mile border with Atlas Township along its far northwestern edge. Along this border area, Brandon Township has planned for Agriculture and Rural Residential (2.5 acre minimum lot size). Atlas Township

shows their adjacent area for Agricultural (.2 dwelling units per acre or 5 acre minimums) on the draft Future Land Use map. This border is compatible. The Chair of the Atlas Township Planning Commission sent an email indicating “*no inconsistencies or conflicts with land use in Atlas Township. Though our shared border is quite small, we are pleased to note the emphasis upon water quality preservation in the Kearsley creek watershed, as the creek and its two millponds are key natural features of our community.*” The email is attached.

**West Boundary – Groveland Township:** The Groveland Township Master Plan for Future Land Use was adopted in May 2005 and amended in September 2008. Brandon Township shares its northwestern border with Groveland Township from County Line Road to Oakwood Road. The Brandon/Groveland border picks up again south of the Village of Ortonville and extends to Oak Hill Road.

From County Line to Oakwood Roads, Brandon Township has planned for Agriculture and Rural Residential (2.5 acre minimum lot size). In Groveland Township, Rural Estate Farm (2.5 acre minimum lot size) and Single Family (1 acre minimum lots) are planned. Uses and densities are compatible for this border north of the Village of Ortonville.

South of the Village of Ortonville, Brandon Township has planned for Office Industrial and General Industrial to just south of Wolfe Road. Recreation/Conservation is planned south of the industrial classifications. Medium Density Single Family Residential is then planned south to Bald Eagle Lake Road. From Bald Eagle Lake Road south to Oak Hill Road, Brandon Township has planned for Agriculture and Rural Residential. Along this same border, Groveland Township has planned for Recreation or Open Space adjacent to the industrial classifications and then from about Wolfe Road south, Rural Estate Farm (2.5 acre minimum lot size) is planned. At Wolfe Road, General Industrial in Brandon Township is next to residential in Groveland Township. This represents an existing condition and, after looking at the 2008 aerial photo, it appears that the woodlands provide buffering between the two uses. For the rest of the border there is compatibility, even though residential densities are different between Groveland and Brandon for part of this border.

**Internal to the Township - Village of Ortonville:** The Ortonville Master Plan was adopted in September 2008. The Village shares its entire northern, eastern, and southern borders with Brandon Township. The Township has planned this border mostly for Low Density Single Family Residential (1 to 2.5 acre minimums) with smaller amounts of Agriculture and Rural Residential (2.5 acre minimum lot size) and Medium Density Single Family Residential (1 dwelling unit per less than 1 acre). In Ortonville, nearly this entire border is planned for Single Family (15,000 square foot lots) and Village Residential (12,000 square foot lots) or Natural Preserve uses. The one exception is an existing small multiple family development on the southern border of the Village that is adjacent to existing Medium Density Single Family Residential in the Township. Even though lot sizes are much smaller in the Village, the residential uses are compatible.

At M-15, Brandon Township has planned for Local Commercial with Office Industrial behind the western frontage of commercial. In Ortonville, the M-15 frontage is planned for Corridor Commercial with a small area of Natural Preserve to the west. It appears from the 2008 aerial

that the industrial parcel in the Township is underutilized. If the use on the parcel is expanded, care should be taken to minimize any impact on the forested wetlands that appear to extend from this parcel into Ortonville and Groveland Township.

### **Analysis**

In 2004, the Brandon Township Planning Commission amended its 2000 Master Plan by adding a Natural Features Report. That report drew heavily from the work of the Michigan Natural Features Inventory staff. Oakland County Planning and Economic Development Services (PEDS) had contracted with MNFI to identify potentially significant natural areas throughout the County and provide rankings for each natural area. Based on that report, Brandon Township has five of the highest ranking natural areas in Oakland County. Plus, its total natural resource base consists of over 5,000 acres or almost 23% of the Township.

In 2007, Brandon Township took this information further by participating in a Green Infrastructure Visioning Session conducted by PEDS. The Township reviewed their natural features to see how they could be linked into an interconnected network of open spaces for wildlife habitat, water quality, and natural resource protection. The resultant Brandon Township Green Infrastructure map, included in the master plan, provides a guide for how open space and natural features can be incorporated into future development. The Township should be applauded for taking this next step toward natural resource protection. By viewing their natural resources as part of a holistic system, the Township demonstrates its understanding of the value of its resource base. We agree that *“This coordination between environmental conservation and development is a win-win for residents’ long-term health and quality of life, as well as for development and building activity in the Township.”* (Page 46)

This plan also does a good job of providing demographic information from the 2000 Census and estimates from other sources. Colorful charts and graphs show household income, age composition, and educational attainment. While this information helps to define the population, there is no mention of the current economic recession and how it may impact the Township in the future. An August 17, 2009 article in the *Oakland Press*, based on a nine-month sales study conducted by the Oakland County Equalization Division, showed a 22% decline in property values in Brandon Township. This will have a significant impact on the Township’s tax base and should be recognized in the plan. PEDS staff recommends that Brandon Township consider adding some acknowledgement of the current economic conditions since the recession will likely have long term impacts on income, housing values, or SEV. The Township also may want to consider reviewing the number of residential foreclosures to see how they may affect property values. By so doing, the Township would be addressing the role of planning as stated in the plan; *“An important prerequisite to community planning is to develop a common understanding of the current state of the Township as well as anticipated trends.”* (Page 1)

Surprisingly, little mention is made of the Village of Ortonville in the plan. The Village is a small jewel within the Township with its traditional, walkable downtown and its historic resources. The businesses in the Village provide Township residents with access to additional retail and service uses. Just as the plan indicates that additional higher density residential uses are not needed because of the proximity to the Village, the plan should also mention how the commercial base in the Village contributes to the overall commercial land needs of the

Township. This acknowledgement helps provide further justification in case an inappropriate commercial rezoning is proposed in Brandon Township.

The plan contains an Implementation Chapter but does not specifically identify future action steps; rather a set of tools is listed. More and more master plans are containing an implementation matrix that prioritizes actions and indicates the group or individual responsible for each task. Oakland County PEDS staff strongly encourages the Brandon Township Planning Commission to consider developing an implementation matrix. By clearly identifying action steps and who is the responsible party (Township Board, Planning Commission, or other groups, including grass root volunteers), roles are delineated and ownership of the task is established. By establishing priorities, residents and officials have a clearer understanding of when tasks will be accomplished. Then, when the Planning Commission conducts its yearly review of the plan, the matrix can be reviewed to chart progress towards implementation of the plan.

Finally, PEDS staff has some suggestions regarding some of the maps in the plan. First, it would be helpful to put the major street names on the Future Land Use map to help orient the reader. Secondly, it is recommended that the Acreage Analysis by Parcel map be revisited. The information for that map came from Oakland County, and when I compared it to our data source there were discrepancies for lots less than an acre. The map identifies all of these lots as less than 8,000 square feet (red on the map) and does not show any lots in the two other categories of less than an acre (8,000 to 13,999 square feet and 14,000 to 43,559 square feet). This is misleading and county staff recommends revising the map to accurately reflect lots in these other parcel sizes.

### **Conclusion**

Oakland County Planning and Economic Development Services Staff commends Brandon Township for preparing this new Master Plan. A central feature of this plan is its emphasis on natural resource protection; this emphasis should help the Township maintain its rural character.

Based on the review of the surrounding communities' master plans, the Charter Township of Brandon 2009 Master Plan is **not** inconsistent with the plan of any city, village, or township that received notice of the draft plan. Comments were received on behalf of Atlas, Oxford, and Springfield Townships and are attached.

Oakland County has not prepared a countywide development plan, so there is no countywide plan to which to compare the plan.

Sincerely,

Charlotte P. Burckhardt, AICP, PCP  
Principal Planner

Enclosures